

ORDINANCE NO. 03-242

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING TITLE 12 OF THE MUNICIPAL-CODE BY REVISING CHAPTERS 12.04,
1208, 12.12, 12.16, 12.20, 12.24, 12.28, 12.32 AND 12.40 TO ADOPT BY REFERENCE
THE FOLLOWING:**

**2001 CALIFORNIA BUILDING STANDARDS CODE, PUBLISHED BY THE
INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS**

**2001 CALIFORNIA BUILDING STANDARDS ADMINISTRATION CODE PUBLISHED
BY INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS;**

**2001 CALIFORNIA BUILDING CODE, PUBLISHED BY
THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS**

**2001 CALIFORNIA PLUMBING CODE, PUBLISHED BY THE INTERNATIONAL
ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS**

**2001 CALIFORNIA MECHANICAL CODE, PUBLISHED BY
THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS**

**2001 CALIFORNIA ELECTRICAL CODE, PUBLISHED BY
THE NATIONAL FIRE PROTECTION ASSOCIATION**

**2001 CALIFORNIA FIRE CODE, PUBLISHED BY THE NATIONAL FIRE
PROTECTION AGENCY**

**1997 UNIFORM HOUSING CODE, PUBLISHED BY
THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS**

1997 UNIFORM CODE FOR BUILDING CONSERVATION

**1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS,
PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS**

**AND, AMENDING PORTIONS OF THOSE CALIFORNIA BUILDING STANDARDS
MAKING EXPRESS FINDINGS OF LOCAL NECESSITY.**

The City Council of the City of Los Altos does ordain as follows:

TITLE 12. BUILDINGS AND CONSTRUCTION

Section 1. Title 12, Chapter 12.04 of the Municipal Code is hereby repealed.

Section 2. Title 12, Chapter 12.04 of the Municipal Code is hereby added to read as follows:

CHAPTER 12.04 ADMINISTRATIVE CODE

12.04.010 Adoption of the California Building Standards Administration Code.

There is hereby adopted by reference as if fully set forth herein, the 2001 edition of the California Building Standards Code, incorporating the California Building Standards Administration Code, 2001 edition, published by the International Conference of Building Officials, and each and all of its regulations and provision. One copy is on file for use and examination by the public in the office of the City Clerk.

Section 3. Title 12, Chapter 12.08, of the Municipal Code is hereby repealed.

Section 4. Title 12, Chapter 12.08, of the Municipal code is hereby added to read as follows:

CHAPTER 12.08. BUILDING CODE

12.08.010 Adoption of the California Building Code.

The 2001 edition of the California Building Standards Code, incorporating the Uniform Building Code, 1997 edition, published by the International Conference of Building Officials, with the amendments and certain appendices as set forth in Section 12.08.020 is hereby adopted by reference as if fully set forth here. One copy of said code is on file in the office of the City Clerk for use and examination by the public.

12.08.020 Amendments.

The Building Code referred to in Section 12.08.010 is adopted with the following amendments and certain Appendix Chapters as follows:

- A. Section 106.2 item 1 is amended to read as follows, based upon the express finding of necessity set forth in Section 5.B.1 of this ordinance.

Playhouses provided the floor area does not exceed 120 square feet.

- B. Section 106.2 item 2 is deleted based upon the express finding of necessity set forth in Section 5.B.2 of this ordinance.
- C. Section 2320.11.3 item 5 is deleted based upon the express finding of necessity set forth in Section 3.5.3 of this ordinance.
- D. Section 2320.11.3 item 7 is amended to read as follows, based upon the express finding of necessity set forth in Section 5.B.3 of this ordinance.

Portland cement plaster on studs spaced 16 inches on center installed in accordance with Table 25-1 is limited to one story R Division 3 and U Division 1 structures.

E. Only the following Appendix Chapters from the Building Code are adopted:

1. Appendix Chapter 3, Division II, Agriculture Buildings.
2. Appendix Chapter 15, Reroofing.
3. Appendix Chapter 18, Waterproofing and Dampproofing Foundations.
4. Appendix Chapter 31, Division II, Membrane Structures.
5. Appendix Chapter 31, Division III, Patio Covers.
6. Appendix Chapter 33, Excavating and Grading.
7. Appendix Chapter 34, Division III, Repairs to Buildings and Structures Damaged by the Occurrence of a Natural Disaster.

12.08.030 Correction of Violations

The issuance or granting of a permit or approval of plans under this Title shall not prevent the Administrative Authority from thereafter requiring the correction of errors in such plans and specifications, or from preventing construction operations being carried on thereunder when in violation of this Code or of any other law, or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under this Code shall expire by limitation and become null and void if this work authorized by such permit is not commenced within 180 days after the date of such permit or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefor shall be one-half (1/2) the amount required for a new permit for such work provided no changes have been made, or will be made, in the original plans and specifications for such work; and provided, further, that such a suspension or abandonment has not exceeded one year.

Section 5. Authority and Findings.

A. This ordinance is enacted pursuant to and in compliance with Health and Safety Code Section 18941.5 and as expressly permitted in Government Code Section 50022.2.

B. Express Findings as required by Health and Safety Code 18941.5(c.). The City Council of the City of Los Altos hereby expressly finds that amendments to the Building Code adopted by this ordinance and as described in section 12.08.020 are necessary for the protection of the public health, safety and welfare, due to the local climatic, geologic or topographical conditions.

1. Section 106.2.1 exempts one story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet from obtaining permits. Los Altos Municipal Code regulates structures over 6' (six feet) in height, therefore, these type of structures are regulated by local zoning regulations and are not exempt from permits.
2. Section 106.2.2 exempts fences that are not over 6' (six feet) tall from obtaining permits. Los Altos Municipal Code regulates the height and the location of fences, therefore, fences are not exempt from permits.
3. Los Altos is located in a highly active seismic zone. Gypsum wallboard and exterior portland cement plaster have performed poorly during recent California seismic events. The shear values of gypsum wallboard and portland cement plaster contained in the code are based on mono-directional testing. It is appropriate to limit the use of these products until cyclic load tests are performed and evaluated.

Section 6. Title 12, Chapter 12.12 of the Municipal Code is hereby repealed.

Section 7. Title 12, Chapter 12.12 of the Municipal code is hereby added to read as follows:

CHAPTER 12.12 PLUMBING CODE

12.12.010 Plumbing Code – Adoption of the California Plumbing Code.

The 2001 edition of the California Building Standards Code, incorporating the Uniform Plumbing Code, 2000 edition, published by the International Association of Plumbing and Mechanical Officials, with the appendices set forth in Section 12.12.020 is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

12.12.020 Amendments.

The Plumbing Code as adopted by Section 12.12.010 is adopted without amendments and with only the following Appendix Chapters:

1. Appendix A, Rules for Sizing the Water Supply System.
2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems.
3. Appendix C, Additional Referenced Standards.
4. Appendix D, Sizing Storm Water Drainage Systems.
5. Appendix G-A, Gray Water Systems for Single Family Dwellings.
6. Appendix H, Procedures for Design, Construction and Installation of Commercial Kitchen Grease Interceptors.

7. Appendix I, Installation Standards.
8. Appendix J, Reclaimed Water Systems for Non-Residential Buildings.
9. Appendix K, Private Sewage Disposal Systems.

Section 8. Title 12, Chapter 12.16, of the Municipal Code is hereby repealed.

Section 9. Title 12, Chapter 12.16, of the Municipal code is hereby added to read as follows:

CHAPTER 12.16 MECHANICAL CODE

12.16.010 Adoption of the California Mechanical Code.

The 2001 edition of the California Building Standards Code, incorporating the Uniform Mechanical Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

Section 10. Title 12, Chapter 12.20, of the Municipal Code is hereby repealed.

Section 11. Title 12, Chapter 12.20, of the Municipal code is hereby added to read as follows:

CHAPTER 12.20 ELECTRICAL CODE

12.20.010 Adoption of the California Electrical Code.

The 2001 edition of the California Building Standards Code, incorporating the National Electrical Code, 1999 edition, published by the National Fire Protection Association, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

SECTION 12: Title 12, Chapter 12.24 of the Municipal Code are hereby repealed.

SECTION 13: Title 12, Chapter 12.24 of the Municipal code are hereby added to read as follows:

CHAPTER 12.24 FIRE CODE

12.24.010 Adoption of 2001 California Fire Code and Portions of the Uniform Fire Code.

There is hereby adopted by the city for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2001 California Fire Code and also the Uniform Fire Code 2000 Edition including Appendix Chapters I-C, II-A, II-B, II-I, II-J, III-A, III-B, III-C, III-D, IV-A, V-A, VI-A, VI-B, VI-C, and VI-J save and except such portions as are hereinafter deleted, modified or amended by this

ordinance. One copy has been filed for use and examination by the public in the office of the City Clerk. Said codes are adopted and incorporated as fully as if set out at length herein, and from the date on which this ordinance shall take effect, said codes shall be in full force and effect within the limits of the city.

SECTION 12.24.020 ESTABLISHMENT AND DUTIES OF THE FIRE PREVENTION DIVISION

(a) The California Fire Code shall be enforced by the Fire Prevention Division in the Fire Department of the City of Los Altos which shall be operated under the supervision of the Chief of the Fire Department.

(b) The City Fire Marshal shall be the Chief of the Fire Prevention Division and shall be appointed by the Chief of the Fire Department.

(c) The Chief of the Fire Department may assign members of the Fire Department as Deputy Fire Marshals as shall be necessary.

SECTION 12.24.030 DEFINITIONS

(a) Wherever the words "Board of Appeal" are used, they shall mean the City Council of the City of Los Altos or the body appointed by the Council to pass on matters pertaining to fire safety.

(b) Wherever the words "fire prevention bureau" are used in the California Fire Code, they shall mean the Fire Prevention Division of the Fire Department.

(c) Wherever the term "Fire Marshal" is used it shall mean the chief of the Fire Prevention Division.

(d) Wherever the word "jurisdiction" is used in the California Fire Code, it shall mean the City of Los Altos.

SECTION 12.24.040 ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVEGROUND TANKS IS PROHIBITED.

The limits referred to in Sections 7902.2.2.1 and 7904.2.5.4.2 of the California Fire Code, in which the storage of flammable or combustible liquids in aboveground tanks is prohibited are hereby established as all areas of the city other than those zoned as PCF, CD and LCSPZ.

SECTION 12.24.050 ESTABLISHMENT OF LIMITS IN WHICH STORAGE OF LIQUEFIED PETROLEUM GASES IS PROHIBITED.

The limits referred to in Section 8204.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as the City limits of the city.

Exceptions: Portable containers for temporary heating and/or cooking uses may be permitted if stored and handled in accordance with this code. Facilities in commercial areas for refueling portable or mobile LGP containers may be approved by the Chief on a case by case basis.

SECTION 12.24.060 ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH THE STORAGE OF EXPLOSIVES AND BLASTING AGENTS IS TO BE PROHIBITED.

The limits referred to in Section 7701.7.2 of the California Fire Code, in which the storage of explosives and blasting agents is prohibited, are hereby established as the City limits of the city.

SECTION 12.24.070 ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH THE STORAGE OF COMPRESSED NATURAL GAS IS TO BE PROHIBITED.

The limits referred to in Section 5204.5.2 of the California Fire Code, in which the storage of compressed natural gas is prohibited shall, are hereby established as all areas of the city other than those zoned as CD, CN, CS, CRS, CT, PCF and LCSPZ. Locations for the storage and/or dispensing of compressed natural gas in commercial areas shall be as approved by the Chief on a case by case basis.

SECTION 12.24.080 Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.

The limits referred to in Section 3-1.5 of the Uniform Fire Code Standard 80-3 in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as all areas of the city other than those zoned as PCF, CD and LCSPZ.

SECTION 12.24.090 FIRE CODE - AMENDMENTS

The Fire Code as adopted by Section 12.24.010 is adopted with the following amendments and Appendix Chapters:

1. Section 103.3.2.4 is added to read as follows:

103.3.2.4 Final Inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance to the Building Department.

2. Section 105.8.c.7 relating to permits is amended to read as follows:

c.7 Compressed Gases. To store, use or handle at normal temperatures and pressures compressed gases in excess of the amounts listed in Table 105-A, to install any piped distribution

system for compressed gases, or to install a non-flammable medical gas manifold system. A permit is required to install, repair, abandon, remove, place temporarily out of service, close or substantially modify a compressed gas system.

EXCEPTIONS:

1. Routine maintenance.

2. For emergency repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.

The permit applicant shall apply for approval to close storage, use or handling facilities at least 30 days prior to the termination of the storage, use or handling of compressed or liquefied gases. Such application shall include any change or alteration of the facility closure plan filed pursuant to Section 8001.13. This 30-day period may be waived by the chief if there are special circumstances requiring such waiver.

3. Section 105.8.c.9 is amended to read as follows:

c.9 Cryogenics. Except where federal or state regulations apply and except for fuel systems of the vehicle, to produce, store or handle cryogenics in excess of the amounts listed in Table 105-B, or to install a cryogenic vessel or piping system for the storage or distribution of cryogenics. See Article 75.

4. Section 105.8 d.1 is added to read as follows:

d.1 Day care facility. To operate a business as a day care facility for more than 6 people.

5. The existing subsections of Section 105.8d are renumbered 2 and 3.

6. Section 105.8 f.2 is added to read as follows:

f.2 Fire protection systems. To install, alter or change any fire hydrant system, fire extinguishing system or fire alarm system.

The existing subsections 2, 3, 4, 5, 6 and 7 are hereby renumbered, consecutively 3, 4, 5, 6, 7, and 8.

7. Section 105.8 i.1 is added to read as follows:

i.1 Institutional. To operate, maintain, or use any institutional type occupancy. For the purpose of this Section, an institution shall be, but is not limited to: hospitals, children's home, home or institution for insane or mentally retarded persons, home or institution for the care of aged or senile persons, sanitarium, nursing or convalescent home, certified family care homes, residential care homes for the elderly, out of home placement facilities, halfway house, and day care nurseries or similar facility of any capacity.

8. Table 105-A is amended to read as follows:

TABLE 105-A PERMIT AMOUNTS FOR COMPRESSED GASES¹

TYPE OF GAS	AMOUNT(cubic feet) ²
	X 0.0283 for m ³
Corrosive	200
Flammable (except cryogenic and liquefied petroleum gases)	200
Highly toxic	Any amount
Inert and simple asphyxiant	6,000
Irritant	200
Moderately toxic	20
Other health hazards	650
Oxidizing (including oxygen)	504
Pyrophoric	Any amount
Radioactive	Any amount
Sensitizer	200
Toxic	Any Amount
Unstable (reactive)	Any amount

1 See Articles 74, 80 and 82 for additional requirements and exceptions.
2 Cubic feet measured at normal temperature and pressure.

9. Table 105-C is amended to read as follows:

TABLE 105-C PERMIT AMOUNTS FOR HAZARDOUS MATERIALS¹

TYPE OF MATERIAL	AMOUNT
	x 0.4536 for lbs. to kg x 3.785 for gal. to L
Carcinogens	10 pounds
Cellulose nitrate	See No. c.4
Combustible fiber	See No. c.5
Combustible liquids	See No. f.3
Corrosive gases	See No. c.7
Corrosive liquids	55 gallons
Corrosive solids	500 pounds
Cryogenics	See No. c.9
Explosives	See No. e.1
Fireworks, 1.4G	See No. f.2
Flammable gases	See No. c.7
Flammable liquids	See No. f.3
Flammable solids	10 pounds
Highly toxic gases (including pesticides and fumigants)	See No. c.7
Highly toxic liquids and solids (including pesticides and fumigants)	Any amount
Irritant liquids	55 gallons
Irritant solids	500 pounds
Liquefied petroleum gases	See No. l.1
Magnesium	See No. m.1
Moderately toxic gas	See No. c.7
Nitrate film	See No. c.3

Oxidizing gases See No. c.7
Oxidizing liquids Any amount
Oxidizing solids Any amount
Organic peroxide liquids and solids Any Amount
Other health hazards: Liquids 55 gallons
Other health hazards: Solids 500 pounds
Pyrophoric gases See No. c.7
Pyrophoric liquids Any amount
Pyrophoric solids Any amount
Radioactive materials (including gases, liquids and solids) See No. c.7 and r.1
Sensitizer liquids 55 gallons
Sensitizer solids 500 pounds
Toxic gases See No. c.7
Toxic liquids Any amount
Toxic solids Any amount
Unstable (reactive) gases See No. c.7
Unstable reactive liquids Any amount
Unstable reactive solids Any amount
Water reactive liquids Any amount
Water reactive solids Any amount

1 See Article 80 for additional requirements and exceptions.

10. Section 204-C Definitions is amended as follows:

CONTINUOUS GAS DETECTION SYSTEM is a gas detection system where the analytical instrument is maintained in continuous operation and sampling is performed without interruption. Analysis is allowed to be performed on a cyclical basis at intervals not to exceed 5 minutes.

11. Section 214-M is amended as follows:

MODERATELY TOXIC GAS is a chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

12. Section 214-R is amended as follows:

REFRIGERANT CIRCUIT shall consist of all portions of a system that contain refrigerant.

13. Section 902.5 is added to read as follows:

902.5 Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices which would inhibit rapid fire department emergency access to the building are installed, such devices shall be approved by the chief. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department.

Access control devices shall also comply with Article 12 for exiting.

14. Section 903.3 pertaining to water supplies and fire hydrants is amended to read as follows:

903.3. Type of Water Supply. Water supply is allowed to consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. In setting the requirements for fire flow, the chief may be guided by Appendix III-A. Where water supplies available for fire protection do not meet the requirements of Appendix III-A, an approved (approved means as approved by the Fire Chief) automatic fire sprinkler system installed throughout the building will be an acceptable alternate to all or a portion of the water supply required, as determined by the Chief, provided that a sprinkler system is not otherwise required by this code or the Building Code.

15. Section 1003.1.2 pertaining to fire extinguishing systems is amended to read as follows:

1003.1.2 Standards. Fire extinguishing systems shall comply with the Building Code. Fire sprinkler systems required by the Fire Code, as amended, shall be installed in accordance with National Fire Protection Association (NFPA) Standards, as referenced in the Building Code, and Fire Department Standards.

16. Section 1003.1.3 is added to read as follows:

1003.1.3 Monitoring of Other Approved Fire Extinguishing Systems. When a fire alarm system or fire sprinkler monitoring system is installed in a building, the system shall monitor all fire extinguishing systems including, but not limited to, commercial kitchen extinguishing systems, clean agent systems, CO2 systems, dry chemical and foam systems. When a fire alarm system is installed, activation of any fire extinguishing system shall send an alarm signal to the system control panel and initiate the alarm signaling devices.

17. Section 1003.2.2 relating to required fire sprinkler systems for buildings, paragraph 1 is amended to read as follows:

All occupancies. An automatic fire sprinkler system shall be installed:

18. Section 1003.2.2, items 6 and 7 are added to read as follows:

6. In all new buildings where the fire flow for the building, in accordance with Appendix III-A, exceeds 2,000 gallons per minute or, is three (3) or more stories in height or the floor area exceeds 10,000 square feet.

7. In all existing buildings when modifications are made that increases the fire flow, in accordance with Appendix III-A, to more than 2,000 gallons per minute or, increases the number of stories to three (3) or more or, increases the floor area to more than 10,000 square feet.

19. Section 1107.3 is added to read as follows

1107.3 Immersion heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

20. Section 1109.3.1 is added to read as follows:

1109.3.1 Portable Fueled Open-Flame Heating Appliances. Portable fueled open-flame heating devices shall be approved for use by the Chief.

21. Section 1303.4.4 relating to emergency plans is added to read as follows:

1303.4.4 Cabinets. In large commercial, industrial or residential complexes the Chief may require the Emergency Plan and the HMBP to be in locked cabinets at an approved Location.

22. Section 5202.3.7.1 relating to protected aboveground tanks is amended to read as follows:

5202.3.7.1 Size. Primary tanks of protected aboveground tanks shall not exceed a 2,000 gallon individual or 6,000 gallon aggregate capacity. Tank installations having the maximum allowable aggregate capacity shall be separated from other installation of protected tanks not less than 100 feet.

23. Section 6301 relating to refrigeration systems is amended to read as follows:

SECTION 6301 - SCOPE

Refrigeration unit and system installations having a refrigerant circuit containing more than 220 pounds (100 kg) of Group A1 or 30 pounds (13.6 kg) of any other group refrigerant shall be in accordance with Article 63 and the Mechanical Code. See Appendix VI-J for refrigerant group descriptions. See also Sections 8001.1.2, 8001.16.7, and 8002.

24. Section 6404.6 relating to stationary lead-acid battery systems is amended to read as follows:

6404.6 Ventilation. Ventilation shall be provided in accordance with the Mechanical Code and the following:

1. The ventilation system shall be designed to limit the maximum concentration of hydrogen to 1.0 percent of the total volume of the room in accordance with nationally recognized standards, or
2. Continuous ventilation shall be provided at a rate of not less than 1 cubic foot per minute per square foot (5.1 cubic meter per second per square meter) of floor area of the room.
3. Failure of the ventilation system shall initiate a local alarm and transmit a signal to a constantly attended station or automatically disengage the charging system.

25. Section 7902.2.2.1 relating to flammable and combustible liquids-tank locations is amended to read as follows:

7902.2.2.1 Locations where above ground tanks are prohibited. The storage of Class I, II and III-A liquids in aboveground tanks outside of buildings is permitted only in locations not prohibited by this ordinance, or as otherwise approved by the Chief, and shall be installed as follows:

1. Double wall steel aboveground tanks used for the storage of Class II and III-A liquids including integral diesel fuel storage tanks for generators or fire pumps, which are listed and limited to a capacity of 660 gallons. Tanks shall be located a minimum of ten (10) feet from any building and property line which is or can be built upon, unless protected by an unpierced two (2)

hour fire resistive wall extending not less than 30 inches above and to the sides of the storage area.

2. Protected aboveground storage tanks storing diesel fuel that is used to power generators or fire pumps shall not exceed 4,000 gallons individual capacity and 16,000 gallon aggregate capacity. Tanks with capacities of 661-4,000 gallons shall be located a minimum of ten (10) feet from any building and fifteen (15) feet from a property line which is or can be built upon unless protected by a non-pierced two (2) hour fire resistive wall extending not less than 30 inches above and to the sides of the storage area. Tanks shall be installed in accordance with Article 52.

3. As approved by the Fire Chief, aboveground storage tanks used for dispensing fuel for motor vehicles shall be installed and maintained in accordance with Article 52.

26. Section 8001.4.3.2 relating to hazardous materials – systems, equipment and processes is amended to read as follows:

8001.4.3.2 Design and construction. Piping, tubing, valves, fittings and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings and related components shall be designed and fabricated from materials compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject,

2. Piping and tubing shall be identified in accordance with nationally recognized standards (see Article 90, Standard a.2.1) to indicate the material conveyed,

3. Emergency shutoff valves shall be identified and the location shall be clearly visible and indicated by means of a sign, and

4. Backflow-prevention or check valves shall be provided when the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.

5. Secondary containment or equivalent protection from spills shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above permitted amounts. Secondary containment includes, but is not limited to double walled piping.

EXCEPTIONS:

1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.

2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.

6. Piping and tubing used for the transmission of toxic gases shall have welded connections throughout unless an exhausted enclosure is provided.

7. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

27. Section 8001.4.3.3 is amended to read as follows:

8001.4.3.3 Additional regulations for piping for health hazard materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 in accordance with UFC Standard 79-3 shall also be in accordance with the following:

1. Piping and tubing utilized for the transmission of highly toxic or toxic material shall have welded or brazed connections throughout unless an exhausted enclosure is provided if the material is a gas, or the piping is provided with a receptor for containment if the material is a liquid,

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistive construction or in concealed spaces in areas not classified as Group H Occupancies,

EXCEPTION: Piping and tubing within the space defined by the walls of corridors and floor or roof above or in concealed space above other occupancies when installed in accordance with the Building Code as required for semiconductor fabrication facilities classified as Group H Occupancies.

3. Where gases or liquids are carried in pressurized piping above 15 psig (103.4 kPa), excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical, and

4. Readily accessible manual or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing at the following locations:

4.1 The point of use, and

4.2 The tank, cylinder or bulk source.

28. Section 8004.3.1.2 relating to hazardous materials – outdoor dispensing and use is amended to read as follows:

8004.3.1.2 Quantities not exceeding exempt amounts. Outdoor dispensing or use of hazardous materials where the aggregate quantity does not exceed the exempt amounts specified in Tables 8001.15-C and 8001.15-D are not required to be in accordance with Section 8004 except as provided in Section 8004.3.

Outdoor dispensing or use of moderately toxic gases exceeding 20 cu. ft. per outdoor area, toxic gases exceeding 10 cu. ft. per control area and any amount of highly toxic compressed gases shall be in accordance with Sections 8001.16.5, 8001.16.6, 8001.16.7, and 8004.3.5 except as otherwise noted.

29. Section 8004.4.3 related to hazardous materials – handling is amended to read as follows:

8004.4.3 Emergency alarm. When hazardous materials having a hazard ranking of 3 or 4 in accordance with UFC Standard 79-3, toxic gases exceeding 10 cu. ft. per control area and any amount of highly toxic compressed gases are transported through corridors or exit enclosures, there shall be an emergency telephone system, a local manual alarm station or an approved alarm-initiating device at not more than 150-foot (45 720 mm) intervals and at each exit and exit-access doorway throughout the transport route. The signal shall be relayed to an approved central, proprietary or remote station service or constantly attended on-site location and shall also initiate a local audible alarm.

30. Section 8001.16.5 is added to read as follows:

8001.16.5 Highly Toxic Gases.

31. Section 8001.16.5.1 relating to highly toxic gas storage indoors is added to read as follows:
8001.16.5.1 Indoor storage. Indoor storage of any amount of highly toxic gases shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.5, 8001.16.6, 8001.16.7, 8003.3.1, and 8003.3.3.
32. Section 8001.16.5.2 relating to highly toxic gas storage outdoors is added to read as follows:
8001.16.5.2 Outdoor storage. Outdoor storage of any amount of highly toxic gases in shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.5, 8001.16.6, 8001.16.7, 8003.3.2, and 8003.3.3.
33. Section 8001.16.5.3 relating to highly toxic gas use and handling is added to read as follows:
8001.16.5.3 Indoor use and handling. Indoor use and handling of any amount of highly toxic gases shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.5, 8001.16.6, 8001.16.7, 8004.1, 8004.2.3.7.1 – 8004.2.3.7.6, and 8004.4.3.
34. Section 8001.16.5.3.1 relating to highly toxic gas shut-off valves is added to read as follows:
8001.16.5.3.1 Automatic shut-off-valve. An automatic valve which is of a fail safe to close design shall be provided to shut off the supply of highly toxic gases for any of the following:
1. Activation of a fire alarm system.
 2. Activation of the gas detection system.
 3. Failure of emergency power.
 4. Failure of primary containment.
 5. Seismic activity.
 6. Failure of required exhaust flow ventilation.
35. Section 8001.16.5.3.2 relating to highly toxic gas emergency control station signals is added to read as follows:
8001.16.5.3.2 Emergency control station. Signals from emergency equipment used for highly toxic gases shall be transmitted to an emergency control station which is continually staffed by trained personnel.
36. Section 8001.16.5.4 relating to highly toxic gas – outdoor use is added to read as follows:
8001.16.5.4 Outdoor use. Outdoor use of any amount of highly toxic gases shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.5, 8001.16.6, 8001.16.7, 8004.1, and 8004.3.5
37. Section 8001.16.6 relating to toxic and highly toxic gases is added to read as follows:
8001.16.6 Toxic Gases Including Highly Toxic Gases.
38. Section 8001.16.6.1 relating to toxic gases – indoor storage is added to read as follows:
8001.16.6.1 Indoor storage. Indoor storage of toxic gases in quantities exceeding 10 cu. ft.

per control area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.6, 8001.16.7, 8003.3.1, and 8003.3.3.

39. Section 8001.16.6.2 relating to toxic gases – outdoor storage is added to read as follows:

8001.16.6.2 Outdoor storage. Outdoor storage of toxic gases in amounts exceeding 10 cu. ft. per outdoor control area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.6, 8001.16.7, 8003.3.2, and 8003.3.3.

40. Section 8001.16.6.3 relating to toxic gases – indoor use and handling is added to read as follows:

8001.16.6.3 Indoor use and handling. Indoor use and handling of toxic gases in amounts exceeding 10 cu. ft. per control area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.6, 8001.16.7, 8004.1, 8004.2.3.7.1 – 8004.2.3.7.6, and 8004.4.3.

41. Section 8001.16.6.3.1 relating to toxic gases – seismic shut-off valve is added to read as follows:

8001.16.6.3.1 Seismic shutoff valve. An automatic valve, which is of a fail safe to close design, shall be provided to shutoff the supply of gases.

42. Section 8001.16.6.4 relating to toxic gases – outdoor use is added to read as follows:

8001.16.6.4 Outdoor use. Outdoor use of toxic gases in amounts exceeding 10 cu. ft. per outdoor control area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.6, 8001.16.7, 8004.1, and 8004.3.5.

43. Section 8001.16.6.5 related to toxic gases – maximum threshold quantity is added to read as follows:

8001.16.6.5 Maximum threshold quantity. Toxic gases stored or used in quantities exceeding 500,000 cu. ft. in a single vessel per control area or outdoor control area shall comply with the additional requirements for highly toxic gases of Section 8001.16.5 of this code.

44. Section 8001.16.6.7 relating to moderately toxic gases is added to read as follows:

8001.16.6.7 Moderately Toxic Gases Including Those Used as Refrigerants, Toxic Gases and Highly Toxic Gases.

45. Section 8001.16.7.1 relating to moderately toxic gases – indoor storage is added to read as follows:

8001.16.7.1 Indoor storage. Indoor storage of moderately toxic gases in excess of 20 cu. ft. per area shall be bounded by a one-hour fire-resistive occupancy separation and shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.7, 8003.3.1.2, 8003.3.1.3, and 8003.3.3.

46. Section 8001.16.7.1.1 relating to moderately toxic gases – cylinder leak testing is added to read as follows:

8001.16.7.1.1 Cylinder leak testing. Cylinders shall be tested for leaks immediately upon delivery and again immediately prior to departure. Testing shall be approved by the Chief in accordance with appropriate nationally recognized industry standards and practices, if any.

Appropriate remedial action shall be immediately undertaken when leaks are detected.

47. Section 8001.16.7.2 relating to moderately toxic gases – cylinder leak testing is added to read as follows:

8001.16.7.2 Outdoor storage. Outdoor storage of moderately toxic gases in excess of 20 cu. ft. per outdoor area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.7, 8003.3.2, and 8003.3.3.

48. Section 8001.16.7.3 relating to moderately toxic gases – indoor use is added to read as follows:

8001.16.7.3 Indoor use. Indoor use and handling of moderately toxic gases in excess of 20 cu. ft. per area shall be bounded by a one-hour fire-resistive occupancy separation and shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.7, 8004.1, and 8004.2.3.7.1 – 8004.2.3.7.5.

49. Section 8001.16.7.3.1 relating to moderately toxic gases – purge system is added to read as follows:

8001.16.7.3.1 Inert gas purge system. Gas systems shall be provided with dedicated inert gas purge systems. A dedicated inert gas purge system may be used to purge more than one gas, provided the gases are compatible. Purge gas systems shall be located in an approved gas cabinet unless the system operates by vacuum demand or a check valve is supplied for the piping within the gas cabinet.

50. Section 8001.16.7.4 relating to moderately toxic gases – outdoor use is added to read as follows:

8001.16.7.4 Outdoor use. Outdoor use of moderately toxic gases in excess of 20 cu. ft. per outdoor area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.7, and 8004.3.5.

51. Section 8001.16.7.5 relating to moderately toxic gases – compliance with toxic gas requirements is added to read as follows:

8001.16.7.5 Moderately toxic gases with a LC50 equal to or less than 3000 parts per million. Notwithstanding the hazard class definition in Section 214-M, moderately toxic gases with an LC50 less than 3000 parts per million shall additionally comply with the requirements for toxic gases in Section 8001.16.6 of this code.

52. Section 8001.16.7.6 relating to moderately toxic gases – maximum threshold quantity is added to read as follows:

8001.16.7.6 Maximum threshold quantity. Moderately toxic gases stored or used in quantities exceeding 500, 000 cu. ft. in a single vessel in an indoor or outdoor use area shall comply with the additional requirements for toxic gases of Section 8001.16.6 of this code.

Moderately toxic gases stored or used in quantities exceeding 1,000,000 cu. ft. in a single vessel per area bounded by no less than a one-hour fire resistive occupancy separation or outdoor use area shall also comply with the additional requirements for highly toxic gases of Sections 8001.4.3.3, 8001.16.5, and 8001.16.6 of this code.

53. Section 8003.3.1.1 relating to toxic and highly toxic compressed gases – indoor storage is amended to read as follows:

8003.3.1.1 General. Indoor storage of toxic gases exceeding 10 cu. ft. per control area and any amount of highly toxic compressed gases shall be in accordance with Sections 8001.16.5, 8001.16.6, 8001.16.7, 8003.3.1 and 8003.3.3.

Indoor storage of moderately toxic gases in excess of 20 cu. ft. per area bounded by no less than a one-hour fire-resistive occupancy separation shall be in accordance with Sections 8001.16.7, 8003.3.1.2, 8003.3.1.3, and 8003.3.3.

Indoor storage of toxic and highly toxic compressed gases in amounts exceeding the exempt amounts set forth in Section 8001.15 shall be in accordance with Sections 8001.16.5, 8001.16.6, 8001.16.7, 8003.1, 8003.3.1 and 8003.3.3.

54. Section 8003.3.1.3.5.1 relating to toxic and highly toxic compressed gases –treatment systems is amended to read as follows:

8003.3.1.3.5.1 General. Treatment systems shall be utilized to handle the accidental release of gas. Treatment systems shall be utilized to process all exhaust ventilation to be discharged from gas cabinets, exhausted enclosures and gas rooms.

55. Section 8003.3.2.1 relating to toxic and highly toxic compressed gases – outdoor storage is amended to read as follows:

8003.3.2.1 General. Outdoor storage of toxic gases exceeding 10 cu. ft. per control area and any amount of highly toxic compressed gases shall be in accordance with Sections 8001.16.5, 8001.16.6, 8001.16.7, 8003.3.2, and 8003.3.3.

Outdoor storage of moderately toxic gases in excess of 20 cu. ft. per outdoor area shall be in accordance with Sections 8001.1 - 8001.15, 8001.16.7, 8003.3.2 and 8003.3.3.

Outdoor storage of highly toxic or toxic compressed gases in amounts exceeding the exempt amounts set forth in Section 8001.15 shall be in accordance with Sections 8001.16.5, 8001.16.6, 8001.16.7, 8003.1, 8003.3.2 and 8003.3.3.

56. Section 8003.3.2.2.1 relating to toxic and highly toxic compressed gases –outdoor storage –distances to exposures is amended to read as follows:

8003.3.2.2.1 General. Outdoor storage of highly toxic or toxic compressed gases exceeding the exempt amounts set forth in Section 8001.15 shall comply with the Building Code and Section 8003.3.2.2.

57. Section 8004.3.5 relating to special requirements for moderately toxic, toxic and highly toxic compressed gases is amended to read as follows:

8004.3.5 Special requirements for moderately toxic, toxic and highly compressed gases.

58. Section 8004.3.5.4 relating to special requirements for moderately toxic, toxic and highly

toxic compressed gases – treatment systems is amended to read as follows:

8004.3.5.4 Treatment systems. Treatment systems shall be provided in accordance with Section 8003.3.1.3.5.

EXCEPTION: Moderately toxic, toxic, and highly toxic gases where the aggregate quantity does not exceed the exempt amounts set forth in Tables 8001-15C and 8001-15D.

59. Section 8202.1 relating to liquefied petroleum gases –permits and plans, third paragraph, is amended to read as follows:

8202.1 Permits and plans.

Where a single container is equal to or greater than 125 gallons water capacity or the aggregate capacity of containers is 250 gallon water capacity or greater, the installer shall submit plans for such installations.

60. Article 86 relating to fire protection plan- urban-wildland interface (UWI) areas is deleted.

61. The text of Section 5 of Appendix III-B relating to fire hydrant locations and distribution is amended to read as follows:

SECTION 5 - DISTRIBUTION OF FIRE HYDRANTS

The average spacing between fire hydrants shall not exceed that listed in Table A-III-B-1.

EXCEPTION: The maximum spacing of hydrants in commercial areas shall be 250 feet.

Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distances listed in Table A-III-B-1.

Section 14 Title 12, Chapter 12.28 of the Municipal Code is hereby repealed.

Section 15. Title 12, Chapter 12.28 of the Municipal code is hereby added to read as follows:

CHAPTER 12.28 UNIFORM HOUSING CODE

12.28.010 Adoption of the Uniform Housing Code.

The 1998 edition of the California Building Standards Code, incorporating the Uniform Housing Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted. There is one copy of said code on file in the office of the Building Official for use and examination by the public.

Section 16. Title 12, Chapter 12.32 of the Municipal Code is hereby repealed.

Section 17. Title 12, Chapter 12.32 of the Municipal code is hereby added to read as follows:

CHAPTER 12.32 UNIFORM CODE FOR BUILDING CONSERVATION

12.32.010 Adoption of the Uniform Code for Building Conservation.

The 1998 edition of the California Building Standards Code, incorporating the Uniform Code for Building Conservation, **Chapter 5**, 1997 edition, published by the International Conference of

Building Officials, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

Section 18. The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.

Section 19. This ordinance shall become effective upon the commencement of the 31st day following the date of its passage and adoption.

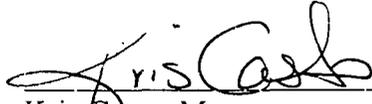
Section 20. This ordinance shall be published as provided in Government Code section 36933.

The above and foregoing ordinance was introduced at a regular meeting of the Los Altos City Council held on January 28, 2003, and was thereafter passed and adopted by the following roll call vote at a regular meeting of the Los Altos City Council held on February 11, 2003.

AYES: Mayor Casto, Mayor Pro Tem Becker, Councilmembers La Poll, Lear, and Moss

NOES: None

ABSENT: None


Kris Casto, Mayor

ATTEST:


Carol Scharz, City Clerk